

# **HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158**

## **Minutes of Meeting of Board of Directors**

June 16, 2026

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 158 (the "District") met in regular session, open to the public, on June 16, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Nancy Seale, President  
Judy Hudson, Vice-President  
Catherine Stellakis, Secretary  
Barbara Kimzey, Assistant Secretary  
Zachary Short, Assistant Secretary

and all of said persons were present, except for Directors Hudson and Stellakis, thus constituting a quorum.

Also present were Garrett Tabor of Municipal Accounts & Consulting, LP ("MA&C"); Ryan Derong of BGE, Inc. ("BGE"); Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Lindsey DeLong and Stephen Nelson of Inframark, LLC ("Inframark"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); and Joseph M. Schwartz and Sabrina Ernst of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

### **PUBLIC COMMENTS**

The Board noted that there were no members of the public present to offer comments, and proceeded to the next item of business.

### **APPROVAL OF MINUTES**

The Board reviewed the minutes of its meeting held on May 19, 2026. Following discussion, Director Seale moved that the minutes of said meeting be approved, as written. Director Short seconded said motion, which unanimously carried.

### **ACCEPTANCE OF QUALIFICATION STATEMENT, BONDS, OATH OF OFFICE, AFFIDAVIT OF CURRENT DIRECTOR, ELECTION NOT TO DISCLOSE CERTAIN INFORMATION OF DIRECTOR**

The Board considered the acceptance of Bonds, Qualification Statement of Elected Officers, Oath of Office, Affidavit of Current Director, and Election Not to Disclose Certain

Information of Director for Nancy Seale. In connection therewith, Ms. Seale presented her Bond, Qualification Statement of Elected Officer, Oath of Office, Affidavit of Current Director, and Election Not to Disclose Certain Information. After discussion on the matter, it was moved by Director Seale, seconded by Director Short and unanimously carried, that the Board (i) approve said Bond, accept said Qualification Statement of Elected Officer, Oath of Office, Affidavit of Current Director, and Election Not To Disclose Certain Information, and (ii) declare Nancy Seale to be duly elected and qualified Director of the District, to serve a four (4) year term ending May 4, 2030.

### **REORGANIZATION OF THE BOARD OF DIRECTORS AND ELECTION OF OFFICERS**

The Board considered the reorganization of the Board of Directors. After discussion it was moved by Director Kimzey, seconded by Director Short, and unanimously carried that all Directors continue in their respective officer positions.

### **BOOKKEEPER'S REPORT**

Mr. Tabor presented to and reviewed with the Board the Bookkeeper's Report dated June 16, 2026, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment. Following discussion, it was moved by Director Seale, seconded by Director Short and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed in the Bookkeeper's Report be approved for payment, including check no. 2725 in the amount of \$3,660.00 payable to 3SBS, LLC, and except for check nos. 2709 and 2710, which were voided.

### **TAX ASSESSOR/COLLECTOR'S REPORT**

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report and Delinquent Tax Roll for the month ending May 31, 2026, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Seale moved that the Tax Assessor Collector Monthly Report for the month ending May 31, 2026, be approved, as presented, and the disbursements listed therein be approved for payment. Director Short seconded the motion, which carried unanimously.

### **APPROVAL OF UPDATED ADDENDUM "A" TO THE DEPOSITORY PLEDGE AGREEMENT BY AND BETWEEN THE DISTRICT, WELLS FARGO BANK, NATIONAL ASSOCIATION, AND THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**

In connection with the District's prior transition from B&A Municipal Tax Services, LLC ("B&A") to ASW, Mr. Schwartz advised that Addendum "A" to the District's existing Depository Pledge Agreement (the "DPA") with Wells Fargo Bank, National Association and The Bank of New York Mellon Trust Company, N.A. has been updated to reflect ASW's representatives as the authorized persons for banking purposes. In connection therewith, Mr. Schwartz presented to the Board an updated Addendum "A" to the DPA and related Authorization Letter (collectively, the "Documents"), a copy of which are attached hereto as **Exhibit C**. After discussion, Director Seale

moved that (i) the Documents be approved as presented, and (ii) the President be authorized to execute same on behalf of the Board and the District. Director Short seconded said motion, which unanimously carried.

### **DELINQUENT TAX ATTORNEY COLLECTIONS REPORT**

The Board deferred consideration of a Delinquent Tax Report, as it was noted that none was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

### **OPERATOR'S REPORT**

Ms. DeLong presented to and reviewed with the Board an Operations and Maintenance Report for the month of May 2026, a copy of which is attached hereto as **Exhibit D**.

Ms. DeLong next presented to and reviewed with the Board a proposal from Baird, Gilroy & Dixon, LLC ("BGD") for a PLC replacement at IPS No. 7, a copy of which is included with **Exhibit D**.

Ms. DeLong then discussed with the Board a proposal for a ten year maintenance assessment and basin cleanout for IPS No. 4. Following discussion, Director Seale moved to (i) approve the Operations and Maintenance Report, as presented, (ii) approve the proposal from BGD for the PLC replacement at IPS No. 7, and (iii) defer the assessment and cleanout of the basin of the lake for IPS No. 4. Director Short seconded the motion, which carried unanimously.

### **ENGINEER'S REPORT**

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated June 16, 2026, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Following discussion, Director Seale moved that the Engineer's Report and the actions listed therein, be approved, as presented. Director Short seconded the motion, which unanimously carried.

### **STATUS OF PROPOSED ANNEXATION REQUEST OF 126.94 ACRES**

Mr. Schwartz advised the Board of the status of the proposed annexation of 126.94 acres into the boundaries of the District. In connection therewith, he noted that SPH filed the application for consent with the City of Houston on May 19, 2026.

### **DEVELOPER'S REPORT**

Ms. Baker presented to and reviewed with the Board the home inventory report through May 2026, prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. It was noted that no action was required by the Board.

## **DETENTION FACILITIES MAINTENANCE; WILDLIFE; SECURITY**

The Board considered matters relative to mowing and maintenance of District facilities, and noted there were no items for Board action at this time.

## **BRIDGELAND WATER AGENCY**

The Board considered the status of various matters relative to the Bridgeland Water Agency (the "Agency"). In connection therewith, Mr. Schwartz reported that the Agency authorized Touchstone to purchase and print the QR code stickers for the resident garbage and recycling carts and that the stickers will be distributed to the participating MUDs for distribution. Mr. Schwartz next reminded the Board that the Agency is planning to host an educational safety event in the Bridgeland community for resident children regarding micromobility devices. Following discussion, it was noted that no action was required by the Board at this time.

## **UPDATES AND REVISIONS TO DISTRICT WEBSITE**

Mr. Schwartz presented to and reviewed with the Board a monthly communications report dated June 16, 2026, prepared by Touchstone District Services, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required by the Board in connection with said report.

## **AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM**

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Schwartz advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Seale moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Short seconded said motion, which carried unanimously.

## **RECORDS DESTRUCTION REQUEST**

Mr. Schwartz advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit H** (the "Request"). After discussion on the matter, Director Seale moved that SPH be authorized to destroy the records described in the Request. Director Short seconded said motion, which unanimously carried.

## **STATUS OF COMPLIANCE WITH ANNUAL CYBERSECURITY TRAINING**

Mr. Schwartz reminded the Board that each Director is required to complete cybersecurity training prior to August 31 each year. The Board noted that Director Short has notified the Board of his completion of a certified cybersecurity training program for the 2026 compliance year.

## **ATTORNEY'S REPORT**

The Board considered the Attorney's Report. In connection therewith, Mr. Schwartz advised that he had nothing further of a legal nature to discuss with the Board at this time.

## **EXECUTIVE SESSION**

The President noted that the Board would not need to enter Executive Session.

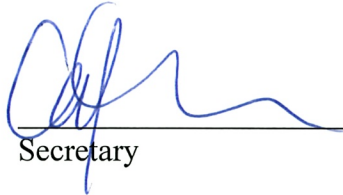
## **MATTERS FOR PLACEMENT ON FUTURE AGENDAS**

The Board considered items for placement on future agendas. No other specific agenda items other than routine and ongoing matters, or those discussed above, were requested.

## **ADJOURNMENT**

There being no further business to come before the Board, on motion made by Director Seale, seconded by Director Short and unanimously carried, the meeting was adjourned.



  
Secretary

# **HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158**

## **LIST OF ATTACHMENTS TO MINUTES**

June 16, 2026

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|           |                                                       |
|-----------|-------------------------------------------------------|
| Exhibit A | Bookkeeper's Report                                   |
| Exhibit B | Tax Assessor-Collector's Report                       |
| Exhibit C | Updated Addendum A to the Depository Pledge Agreement |
| Exhibit D | Operations and Maintenance Report                     |
| Exhibit E | Engineer's Report                                     |
| Exhibit F | Home Inventory Report through May 2026                |
| Exhibit G | Monthly Communications Report                         |
| Exhibit H | Records Destruction Request Letter                    |